

Seasons Homeowners Association, Inc.
Solar Installation Policy
Proposed

- SUBJECT:** Adoption of policy and guideline to be followed regarding the post construction installation of a solar energy system to collect sunlight and convert the radiant energy into thermal and/or electric energy on townhomes in the Subdivision.
- PURPOSE:** The purpose is to adopt a policy and guideline to be followed by all owners who wish to install solar energy arrays to reduce the costs of electric, heating and cooling in a manner that protects the rights of the owners, provides for the safety of residents and maintains the value of the property.
- AUTHORITY:** The Declaration of the Seasons Homeowners Association (the “Declaration”), Articles of Incorporation and Bylaws of the Association, any amendments thereto (the “Governing Documents”), the Colorado Common Interest Ownership Act, Colorado Revised Statutes Title 38 Property Real and Personal (specifically C.R.S. § 38-30-168) and Federal law.
- EFFECTIVE DATE:** {DATE APPROVED}
- POLICY:** The Association hereby adopts the following policy and guideline to promote the use of solar energy for electric, heating and cooling energy and to ensure uniform installation and design of solar energy systems.
1. This guideline applies to solar energy devices (“Devices”) as defined in Section 38-30-168 of the Colorado Property Real and Personal revised statute. A “solar energy device” means a solar collector or other device or a structural design feature of a structure which provides for the collection of sunlight, and which comprises part of a system for the conversion of the sun’s radiant energy into thermal, chemical, mechanical or electrical energy.
 2. Homeowners should first consider all existing structures and landscaping before selecting a site for any proposed solar system.
 3. Preferred location of solar panels is roof mounted on side or rear of townhouse. All panels should be flush-mounted (i.e., the plane of the array is parallel to the roof). Panels on the roof facing a street will be allowed if documentation is provided from the solar contractor indicating this is the only feasible location for a solar array. Tilted or raised panels may be granted a variance for rear or side mounted panels if deemed the only option due to light angle.
 4. All components of the solar system should be integrated into the design of the home. The color of the solar system components should generally conform to the color of the roof to the extent practical.
 5. Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.
 6. The higher point of a solar panel array will be lower than the ridge of the roof where it is attached.
 7. Changes to an adjacent property should not impede an existing or soon-to-be-installed solar system or interfere with any existing solar energy easement.
 8. All plans must be pre-approved by the Design Review Committee (DRC) prior to installation.
 9. Homeowners will submit a completed DRC form and copy of the proposed system design by the licensed contractor installing the system showing where the system will be installed. The installation of all solar heating and cooling systems shall only be done by a licensed installer or journeyman plumber.

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10. Applications submitted to the DRC should include the following:
 - a. A diagram “drawn to scale” by the licensed contractor installing the system showing where the system will be installed
 - b. Photos of the roof area where the array will be mounted
 - c. Material to be used and/or manufacturer’s description of the system, photos and/or pictures of the system and color of the system
 - d. Where possible, provide photos of similar existing systems as examples
11. All devices installed must be installed in compliance with manufacturer’s instruction and in a manner that does not void material warranties. City/County and DMEA permits must be obtained and available upon request by the DRC.
12. Installed devices may not
 - a. threaten public health or safety.
 - b. violate any law; or
 - c. substantially interfere with the use and enjoyment of the land by causing unreasonable discomfort or annoyance to any adjoining property owner.
13. All devices must be maintained by the homeowner and in good repair. Unused or inoperable devices must be removed.

BOARD OF DIRECTORS CERTIFICATION:

The undersigned, being the Board of Directors of the Association, certifies that the foregoing Policy and Guideline was adopted at a duly called and held meeting of the Board of Directors on {DATE APPROVED} and in witness thereof the undersigned has subscribed his/her name.

SEASONS SUBDIVISION HOMEOWNERS ASSOCIATION, INC.

By: _____
Dean McCall, President

By: _____
Jim Huner, Vice President

By: _____
Ray Lalone, Secretary/Treasurer